

**\$23/sf**  
**GROSS RENT**  
(JANITORIAL EXCLUDED)

**652 - 3,421 sf**

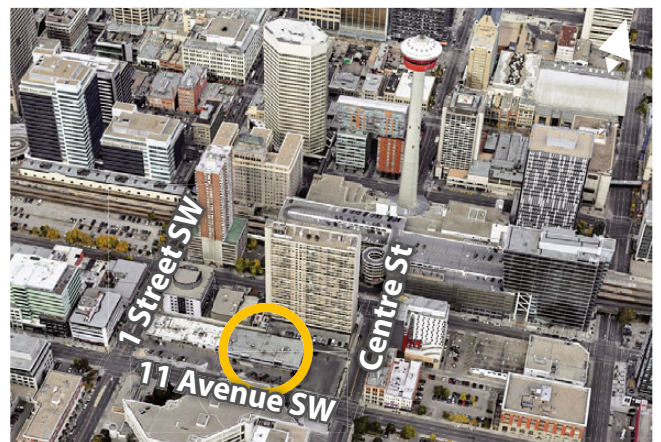
2nd floor offices



## BELTLINE OFFICE SPACE FOR LEASE

**Clennan Square**  
110 11 Avenue SW, Calgary

» Excellent connectivity to major roadways and transit

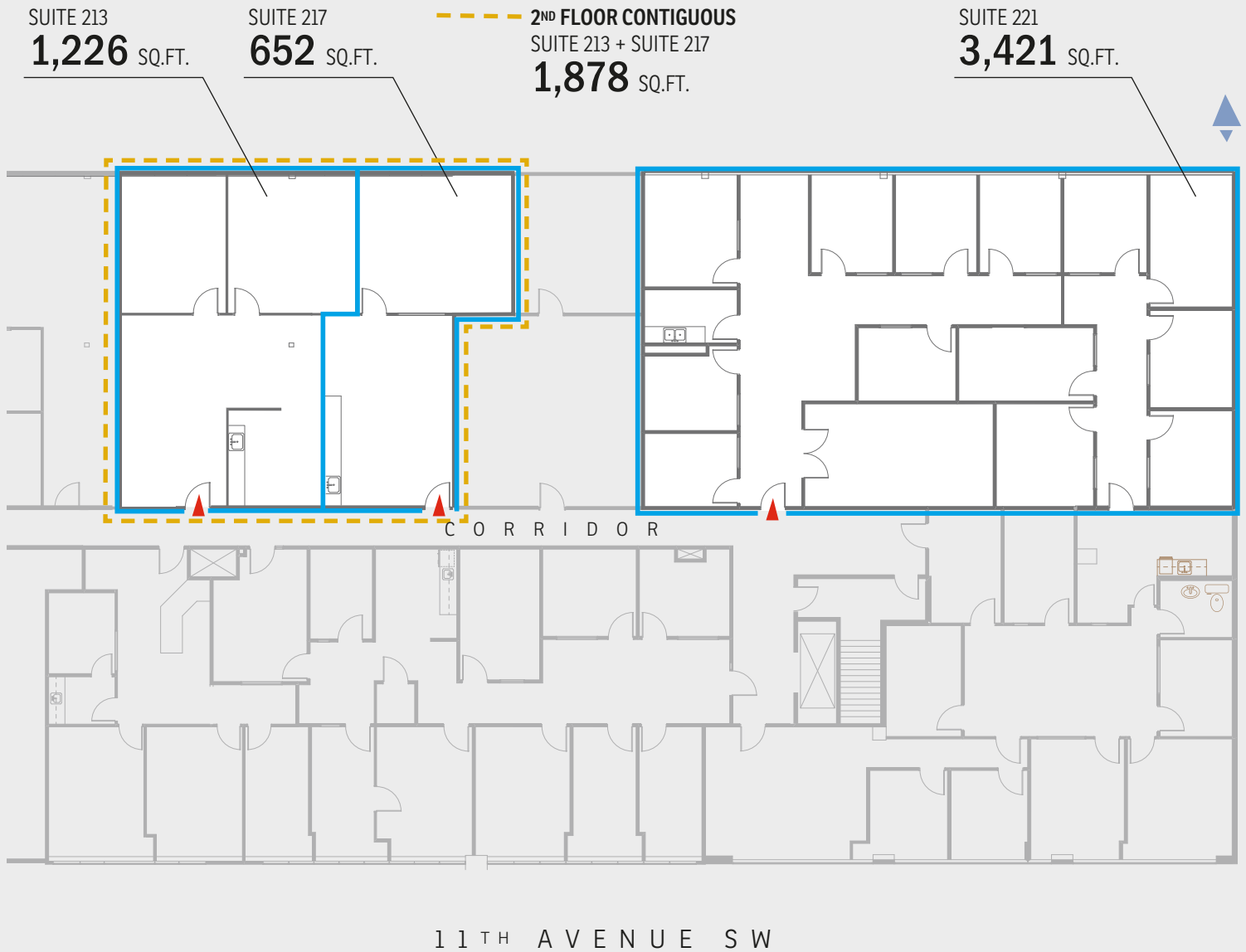


FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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LOCAL  
EXPERTISE  
MATTERS



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:  
3,421 sq. ft. – Suite 221  
1,226 sq. ft. – Suite 213 } 1,878  
652 sq. ft. – Suite 217 } sq. ft.

AVAILABILITY:  
Immediate

TERM: 2-5 years

TENANT IMPROVEMENTS:  
Negotiable

PARKING:  
1:859 sq. ft.  
at \$250.00/mo per stall

LEASE RENT:  
\$23.00 per sq. ft.  
(janitorial excluded)

**GROSS RENT**

- » Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- » Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- » Close proximity to LRT stations and multiple bus routes.

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